

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2020-0013.1A**P.C. DATE:** 10/12/2021**SUBDIVISION NAME:** West Bella Fortuna Phase 1**AREA:** 45.833 acres**LOT(S):** 112**OWNER/APPLICANT:** Clayton Properties Group (Tyler Gatewood)**AGENT:** Doucet & Associated (Sumita Kadariya)**ADDRESS OF SUBDIVISION:** Comano Drive**GRIDS:** G10**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** 2 Mile
ETJ**EXISTING ZONING:****MUD:****PROPOSED LAND USE:** Single Family, Park, Lift Station**ADMINISTRATIVE WAIVERS:****VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: Approval with Conditions of West Bella Fortuna Ph 1 Final Plat, consisting of 112 lots on 45.833 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include adding a missing Austin Water Utility note, revising street names and adding a parkland label to a lot. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION: The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

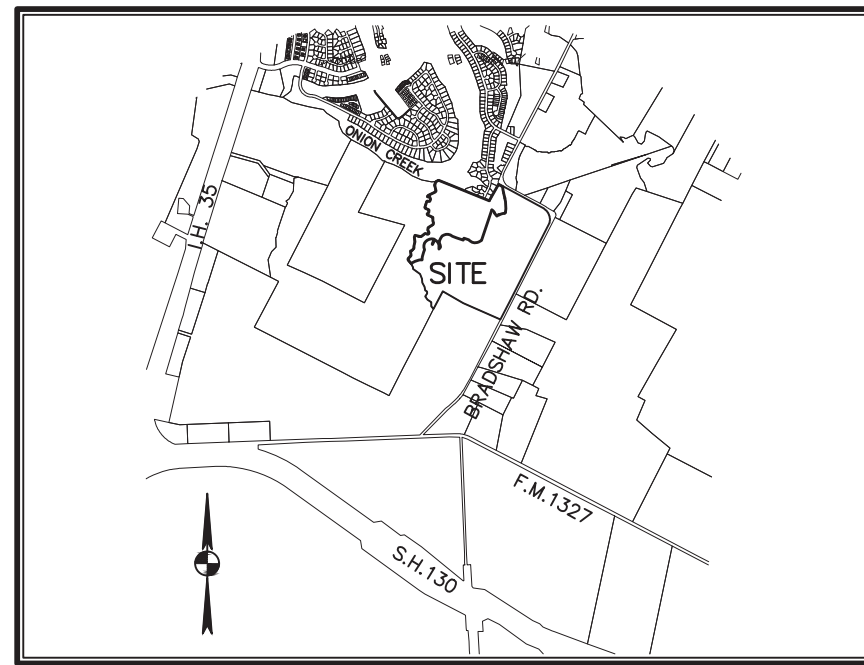
Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

WEST BELLA FORTUNA PHASE 1 (A SMALL LOT SUBDIVISION)

VICINITY MAP

NOT TO SCALE



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

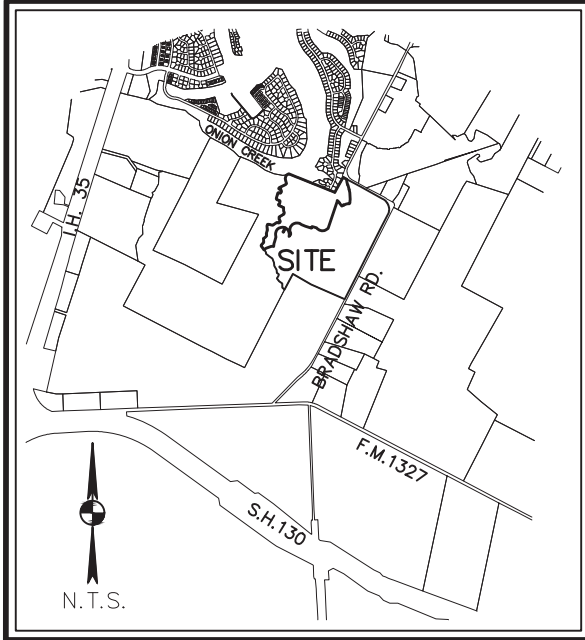
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPLS Firm No.: 10105800
TBPE Firm No.: F-3937

Date:	07/16/2021
Scale:	N/A
Drawn by:	SWP
Reviewer:	DF
Project:	1814-001
Sheet:	1 OF 5
Field Book:	N/A
Party Chief:	AM
Survey Date:	10/09/2017

VICINITY MAP

NOT TO SCALE



LEGEND

	SUBJECT PROPERTY LINE
	LOT LINE
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY [R.O.W.] LINE
	4' SIDEWALK
	10' PATHS/TRAILS
	SIGHT LINE EASEMENT
	1/2" IRON ROD FOUND [UNLESS OTHERWISE NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
	RIGHT-OF-WAY
	HOME OWNERS ASSOCIATION LOT
	LANDSCAPE LOT
	DRAINAGE EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	B.S.L. BUILDING SETBACK LINE
	P.O.B. POINT OF BEGINNING
	VOL. VOLUME
	PG. PAGE
	DOC. DOCUMENT
	NO. NUMBER
	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS

BASIS OF BEARINGS:

IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE GRID VALUES.
UNITS: U.S. SURVEY FEET.

BENCHMARKS:

BENCHMARK #10 - 1/2" IRON ROD WITH ALUMINUM CAP SET IN THE NORTHEAST RIGHT-OF-WAY OF BRADSHAW ROAD APPROXIMATELY 6,000 FEET NORTHEAST OF THE INTERSECTION WITH FM 1327.

NORTHING: 10,019,170.71

EASTING: 3,105,260.85

ELEVATION: 705.27'

BENCHMARK #11 - 1/2" IRON ROD WITH ALUMINUM CAP SET IN THE SOUTHEAST RIGHT-OF-WAY OF BRADSHAW ROAD APPROXIMATELY 3,800 FEET NORTHEAST OF THE INTERSECTION WITH FM 1327.

NORTHING: 10,017,209.45

EASTING: 3,104,358.44

ELEVATION: 724.63'

ELEVATION NOTE:

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

EDWARDS AQUIFER:

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

CRITICAL ENVIRONMENT FEATURES:

ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

SITE INFORMATION:

NUMBER OF RESIDENTIAL LOTS: 105

DRAINAGE EASEMENT LOTS: 3

PARK LOTS: 2

LANDSCAPE LOTS: 1

LIFT STATION LOTS: 1

TOTAL PHASE 1 LOTS: 112

STREET R.O.W. = 3,598 AC.

TOTAL AREA: 45,833 AC.

UTILITY PROVIDERS:

WATER: CITY OF AUSTIN

WASTEWATER: CITY OF AUSTIN

BUILDING SETBACKS:

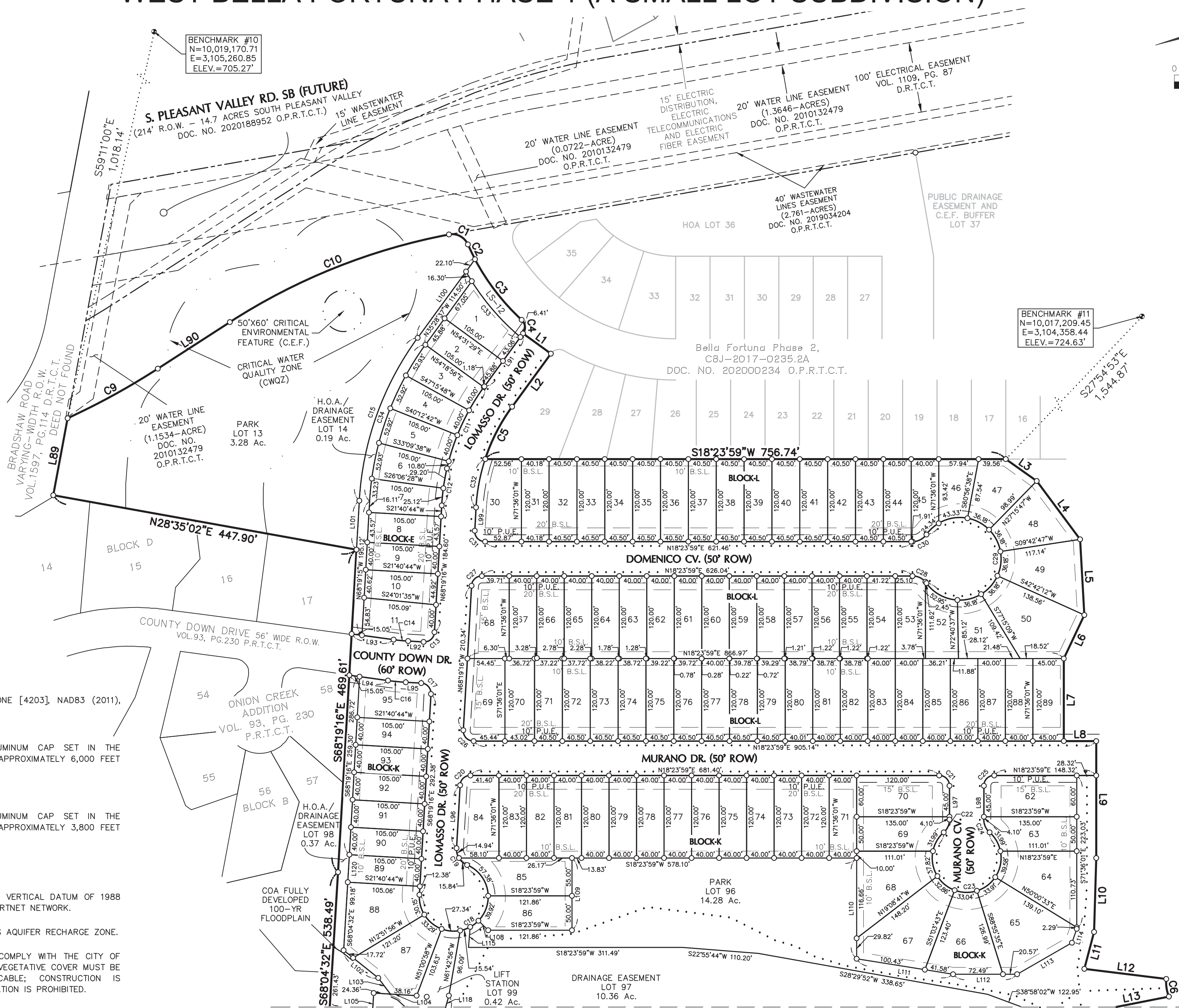
FRONT = 25'

REAR = 10'

SIDE YARD = 5'

STREET SIDE YARD = 15'

WEST BELLA FORTUNA PHASE 1 (A SMALL LOT SUBDIVISION)



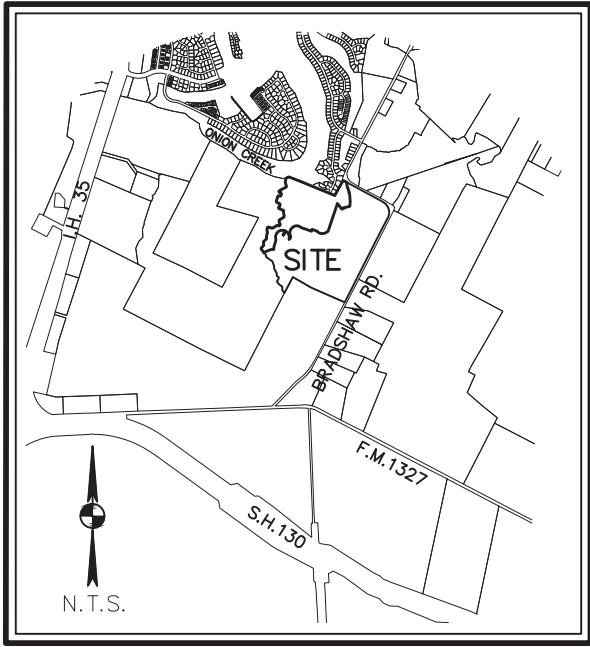
MATCHLINE SHEET 3

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
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Austin, Texas 78735, Phone: (512)-583-2600
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Date: 07/16/2021
Scale: 1" = 100'
Drawn by: JWF/JRT
Reviewer: DF
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Sheet: 2 OF 5
Field Book: N/A
Party Chief: AM
Survey Date: 10/09/2017

WEST BELLA FORTUNA PHASE 1 (A SMALL LOT SUBDIVISION)

VICINITY MAP



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	EXISTING PROPERTY LINE
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	H.O.A.
	LANDSCAPE LOT
	DRAINAGE EASEMENT
	P.U.E.
	B.S.L.
	P.O.B.
	POINT OF BEGINNING
	VOL.
	PAGE
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	NO.
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BUILDING SETBACKS:

FRONT =25'

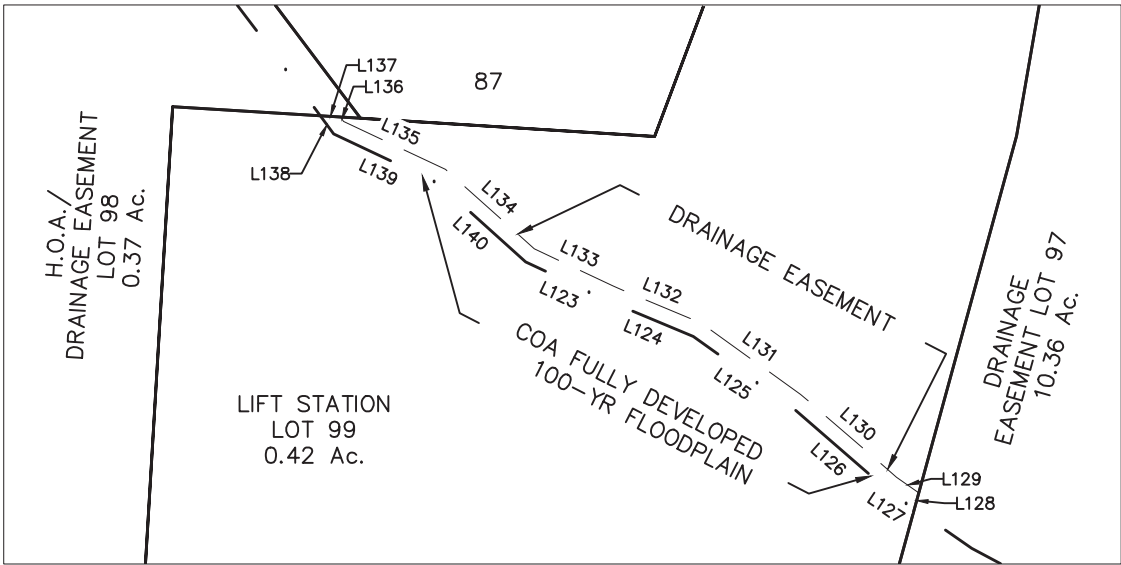
REAR=10'

SIDE YARD=5'

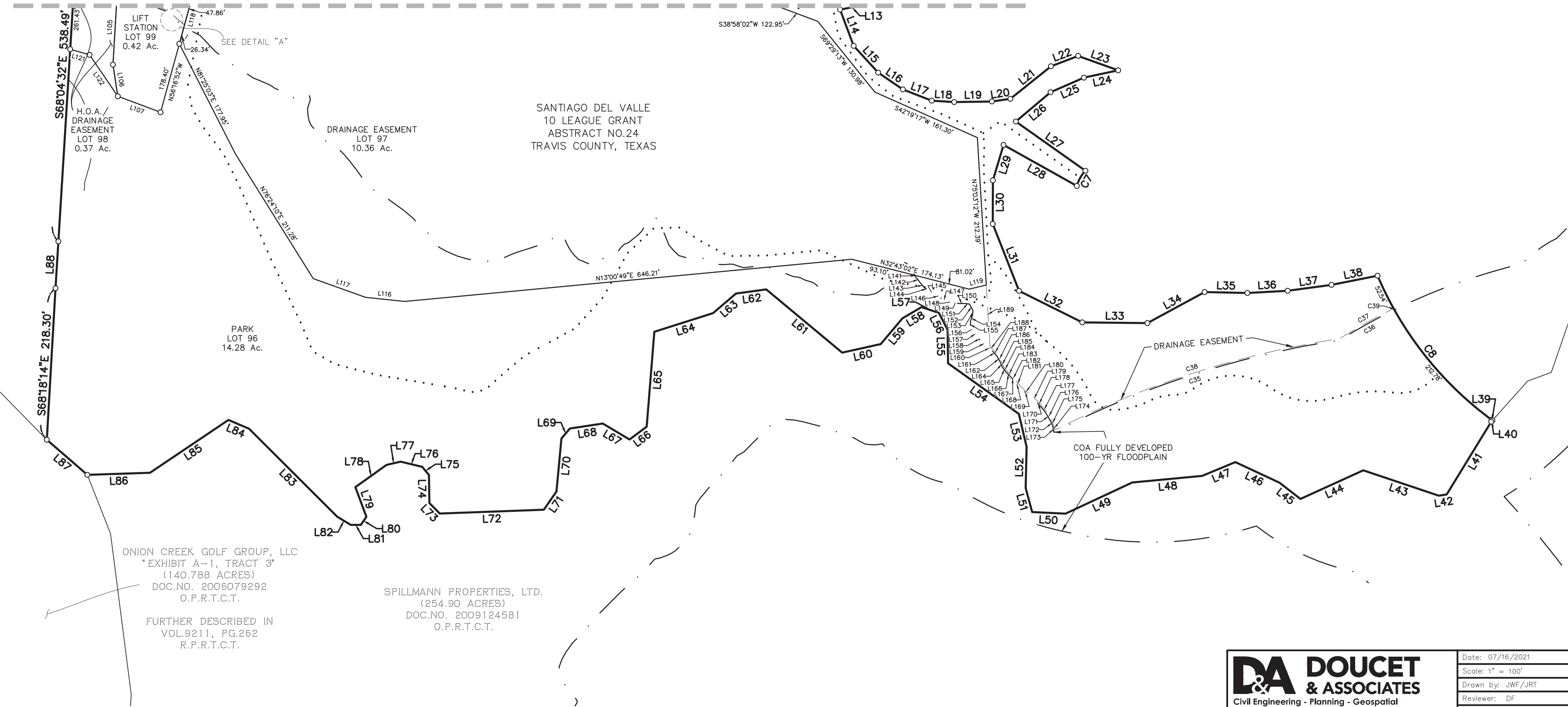
STREET SIDE YARD=15'

DETAIL "A"

NOT TO SCALE



MATCHLINE SHEET 2



ONION CREEK GOLF GROUP, LLC
"EXHIBIT A-1, TRACT 3"
(140.788 ACRES)
DOC.NO. 2006079292
O.P.R.T.C.T.

FURTHER DESCRIBED IN
VOL.92111, PG.262
R.P.R.T.C.T.

SPILLMANN PROPERTIES, LTD.
(254.90 ACRES)
DOC.NO. 2009124581
O.P.R.T.C.T.

 DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com TBPLS Firm No.: 10105800 TBPE Firm No.:F-3937	Date: 07/16/2021
	Scale: 1" = 100'
	Drawn by: JWF/JRT
	Reviewer: DF
	Project: 1814-001
	Sheet: 3 OF 5
	Field Book: N/A
	Party Chief: AM
Survey Date: 10/09/2017	

WEST BELLA FORTUNA PHASE 1 (A SMALL LOT SUBDIVISION)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°23'58"W	50.00'
L2	N35°28'31"W	95.46'
L3	S53°47'59"W	55.11'
L4	S71°43'38"W	105.62'
L5	N74°46'59"W	110.26'
L6	N46°22'21"W	69.95'
L7	N71°36'01"W	120.00'
L8	S18°23'59"W	47.17'
L9	N71°36'01"W	170.00'
L10	N69°57'22"W	107.57'
L11	N56°43'11"W	55.47'
L12	S25°27'14"W	120.06'
L13	N07°13'09"E	118.54'
L14	S87°45'30"W	55.69'
L15	S66°01'07"W	52.22'
L16	S52°30'56"W	42.95'
L17	S39°41'15"W	44.57'
L18	S21°55'51"W	32.42'
L19	S17°33'42"W	54.27'
L20	S10°04'20"W	26.83'
L21	S20°15'16"E	74.82'
L22	S02°32'24"E	41.83'
L23	S38°13'35"W	61.25'
L24	N06°19'53"E	50.43'
L25	N05°07'46"W	52.39'
L26	N21°44'36"W	65.28'
L27	S53°41'17"W	122.70'
L28	N47°35'48"E	120.84'
L29	N54°47'29"W	53.17'
L30	N71°30'59"W	62.74'
L31	S86°57'32"W	103.33'
L32	S44°52'37"W	101.61'
L33	S19°02'57"W	93.71'
L34	S10°03'59"E	93.65'
L35	S19°33'52"W	61.60'
L36	S15°25'20"W	57.93'
L37	S10°38'06"W	63.75'
L38	S07°14'52"W	67.53'
L39	S54°46'15"W	1.63'
L40	N29°52'54"W	2.44'
L41	N40°01'54"W	122.77'
L42	N09°12'06"E	11.46'
L43	N36°57'55"E	114.66'
L44	N06°06'54"W	99.38'
L45	N56°25'06"E	38.00'
L46	N43°20'07"E	70.29'
L47	N04°06'54"W	51.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L48	N13°00'07"E	101.02'
L49	N06°38'54"W	106.12'
L50	N21°17'06"E	47.92'
L51	S86°50'54"E	35.80'
L52	S70°20'54"E	59.23'
L53	S84°51'54"E	48.63'
L54	N54°01'07"E	125.15'
L55	S72°31'54"E	48.10'
L56	N81°19'06"E	27.37'
L57	N36°41'06"E	26.28'
L58	N11°49'54"W	31.90'
L59	N31°34'32"W	48.46'
L60	N05°59'49"E	56.71'
L61	N58°06'49"E	142.23'
L62	N10°37'07"E	43.88'
L63	N22°12'54"W	43.38'
L64	N00°49'17"E	88.63'
L65	N66°56'44"W	136.88'
L66	N18°35'44"W	30.93'
L67	N49°20'16"E	44.81'
L68	N09°47'17"E	47.82'
L69	N31°15'44"W	18.82'
L70	N66°10'44"W	76.55'
L71	N36°50'00"W	31.90'
L72	N16°18'11"E	149.85'
L73	N63°55'55"E	21.23'
L74	S72°23'51"E	40.26'
L75	N68°36'17"E	15.32'
L76	N31°55'13"E	31.78'
L77	N05°19'17"E	20.92'
L78	N17°04'19"W	54.94'
L79	S88°08'49"W	45.46'
L80	N37°15'45"W	14.17'
L81	N18°37'31"E	14.49'
L82	N49°35'31"E	22.85'
L83	N63°19'31"E	178.91'
L84	N41°34'15"E	32.32'
L85	N15°30'47"W	136.08'
L86	N16°28'14"E	90.12'
L87	N59°15'14"E	77.12'
L88	S68°06'38"E	67.38'
L89	S61°04'16"E	113.78'
L90	S14°28'08"E	124.75'
L91	N35°28'31"W	95.35'
L92	N21°40'44"E	22.52'
L93	N26°10'57"E	61.47'
L94	N26°10'57"E	56.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L95	N21°40'44"E	22.52'
L96	N68°19'16"W	91.72'
L97	S71°36'01"E	49.10'
L98	N71°36'01"W	49.10'
L99	N68°19'16"W	33.94'
L100	N35°28'31"W	141.41'
L101	S68°19'13"E	71.24'
L102	S56°58'01"W	64.56'
L103	S71°26'23"W	29.30'
L104	N21°55'28"E	62.52'
L105	N68°11'21"W	107.60'
L106	N80°23'52"W	45.90'
L107	S38°59'02"W	65.69'
L108	S62°39'02"W	19.78'
L109	N71°36'01"W	105.00'
L110	N71°36'01"W	146.48'
L111	S27°30'30"W	142.01'
L112	S18°23'59"W	93.06'
L113	N11°28'35"W	91.98'
L114	N52°31'21"W	21.29'
L115	N66°40'10"W	29.89'
L116	N24°14'50"E	56.65'
L117	N38°03'43"E	80.05'
L118	S56°16'52"E	76.32'
L119	N04°44'27"E	25.25'
L120	S68°14'12"E	40.00'
L121	S34°36'10"W	28.88'
L122	S74°00'53"W	72.18'
L123	S43°40'51"W	11.60'
L124	S41°11'54"W	12.17'
L125	S53°59'05"W	15.57'
L126	S59°16'34"W	16.42'
L127	S53°08'32"W	4.34'
L128	S56°16'52"E	2.12'
L129	N53°08'32"E	3.53'
L130	N59°16'34"E	16.41'
L131	N53°59'05"E	15.88'
L132	N41°11'54"E	12.35'
L133	N43°40'51"E	11.27'
L134	N60°15'59"E	15.38'
L135	N43°30'52"E	14.60'
L136	N71°58'25"E	0.72'
L137	N21°55'28"E	2.61'
L138	S71°58'25"W	2.90'
L139	S43°30'52"W	14.81'
L140	S60°15'59"W	15.38'
L141	S83°17'35"W	1.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L142	N69°32'46"E	12.31'
L143	N68°38'18"E	8.50'
L144	N53°45'29"E	6.40'
L145	N49°14'16"E	11.59'
L146	N50°12'24"E	10.08'
L147	N45°48'31"E	10.96'
L148	N30°14'35"E	7.06'
L149	N28°13'44"E	7.97'
L150	N18°43'59"E	10.67'
L151	N27°34'58"E	6.20'
L152	N79°31'57"E	10.45'
L153	S65°26'31"E	6.56'
L154	S53°32'34"E	9.75'
L155	S73°18'29"E	8.90'
L156	N83°39'47"E	6.18'
L157	N60°29'57"E	10.38'
L158	N75°58'09"E	8.44'
L159	N56°34'20"E	10.83'
L160	N58°20'10"E	9.41'
L161	N67°02'44"E	10.92'
L162	N79°36'55"E	10.40'
L164	N86°11'18"E	7.69'
L165	N71°13'46"E	9.00'
L166	N64°22'08"E	9.46'
L167	N65°08'49"E	7.70'
L168	N69°49'20"E	12.35'
L169	N59°34'50"E	21.75'
L170	N66°22'49"E	11.15'
L171	N78°30'00"E	12.27'
L172	N84°21'16"E	9.73'
L173	S79°47'02"E	8.35'
L174	S79°47'02"E	5.83'
L175	N84°21'16"E	10.11'
L176	N78°30'00"E	12.55'
L177	N68°24'49"E	11.20'
L178	N66°22'49"E	11.35'
L179	N57°06'23"E	8.74'
L180	N59°34'50"E	21.53'
L181	N69°49'20"E	12.25'
L182	N65°08'49"E	7.80'
L183	N64°22'08"E	9.35'
L184	N71°13'46"E	8.62'
L185	N86°11'18"E	7.54'
L186	N79°36'55"E	10.74'
L187	N67°02'44"E	11.30'
L188	N58°20'10"E	5.26'
L189	S75°03'12"E	89.12'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.59'	25.00'	76°58'33"	S46°09'41"W	31.12'
C2	23.90'	330.00'	4°08'59"	S82°34'28"W	23.90'
C3	111.71'	330.00'	19°23'42"	S70°48'07"W	111.18'
C4	21.84'	15.00'	83°25'13"	N77°11'08"W	19.96'
C5	85.93'	275.00'	17°54'13"	N44°25'38"W	85.58'
C6	26.07'	60.00'	24°53'44"	N80°06'29"W	25.87'
C7	25.31'	60.00'	24°10'24"	N42°04'33"W	25.13'
C8	267.33'	502.00'	30°30'42"	S70°01'36"W	264.18'
C9	149.81'	1,057.00'	8°07'14"	S10°24'31"E	149.68'
C10	345.11'	893.11'	22°08'23"	S03°23'52"E	342.96'
C11	131.99'	325.00'	23°16'06"	N47°06'34"W	131.08'
C12	54.33'	325.00'	9°34'39"	N63°31'57"W	54.26'
C13	23.56'	15.00'	90°00'00"	N23°19'16"W	21.21'
C14	21.22'	270.00'	4°30'13"	N23°55'50"E	21.22'
C15	255.10'	445.00'	32°50'45"	N51°53'55"W	251.62'
C16	25.94'	330.00'	4°30'13"	N23°55'50"E	25.93'
C17	23.56'	15.00'	90°00'00"	N66°40'44"E	21.21'
C18	218.63'	50.00'	250°31'44"	N13°35'08"W	81.65'
C19	30.77'	25.00'	70°31'44"	S76°24'52"W	28.87'
C20	22.70'	15.00'	86°43'15"	N24°57'39"W	20.60'
C21	23.56'	15.00'	90°00'00"	N63°23'59"E	21.21'
C22	21.03'	25.00'	48°11'23"	S47°30'20"E	20.41'
C23	241.19'	50.00'	276°22'46"	N18°23'59"E	66.67'
C24	21.03'	25.00'	48°11'23"	S84°18'18"W	20.41'
C25	23.56'	15.00'	90°00'00"	N26°36'01"W	21.21'
C26	24.42'	15.00'	93°16'45"	N65°02'21"E	21.81'
C27	22.70'	15.00'	86°43'15"	S24°57'39"E	20.60'
C28	23.55'	25.00'	53°58'05"	S45°23'02"W	22.69'
C29	301.46'	60.00'	287°52'29"	S71°34'10"E	70.64'
C30	23.61'	25.00'	54°06'57"	N08°39'30"W	22.74'
C31	24.42'	15.00'	93°16'45"	S65°02'21"W	21.81'
C32	71.72'	275.00'	14°56'32"	N60°51'00"W	71.51'
C33	124.44'	350.00'	20°22'15"	N68°43'46"E	123.78'
C34	244.93'	429.99'	32°38'12"	N52°00'09"W	241.63'
C35	434.77'	1,353.54'	18°24'15"	N00°34'06"E	432.91'
C36	89.34'	872.16'	5°52'08"	N10°44'44"W	89.30'
C37	89.02'	874.16'	5°50'05"	N10°44'08"W	88.98'
C38	432.20'	1,355.54'	18°16'06"	N00°37'07"E	430.38'
C39	2.00'	502.00'	0°13'43"	S79°10'16"W	2.00'

LOT TABLE, BLOCK E		
LOT	SQUARE FOOTAGE	ACREAGE
1	5481	0.126
2	4962	0.114
3	4879	0.112
4	4878	0.112
5	4878	0.112
6	4879	0.112
7	4755	0.109
8	4575	0.105
9	4200	0.096
10	4491	0.103
11	5824	0.134
LANDSCAPE 12	2456	0.056
PARK 13	142762	3.277
H.O.A./DRAINAGE EASEMENT 14	8421	0.19

LOT TABLE, BLOCK L		
LOT	SQUARE FOOTAGE	ACREAGE
30	7565	0.174
31	4822	0.111
32	4860	0.112
33	4860	0.112
34	4860	0.112
35	4860	0.112
36	4860	0.112
37	4860	0.112
38	4860	0.112
39	4860	0.112
40	4860	0.112
41	4860	0.112
42	4860	0.112
43	4860	0.112
44	4860	0.112
45	4388	0.101
46	4332	0.099
47	6151	0.141
48	7075	0.162
49	8721	0.200
50	10464	0.240
51	5610	0.129
52	4420	0.101
53	5205	0.119
54	4946	0.114
55	4800	0.110
56	4800	0.110
57	4800	0.110
58	4801	0.110
59	4800	0.110
60	4800	0.110
61	4800	0.110
62	4800	0.110
63	4800	0.110
64	4801	0.110
65	4800	0.110
66	4800	0.110
67	4800	0.110
68	6836	0.157
69	6892	0.158
70	5163	0.119
71	4860	0.112
72	4860	0.112
73	4860	0.112
74	4860	0.112
75	4860	0.112
76	4860	0.112
77	4860	0.112
78	4860	0.112
79	4860	0.112
80	4802	0.110
81	4799	0.110
82	4800	0.110
83	4800	0.110
84	4799	0.110
85	4800	0.110
86	4800	0.110
87	4800	0.110
88	4800	0.110
89	5400	0.124</

WEST BELLA FORTUNA PHASE 1 (A SMALL LOT SUBDIVISION)

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES, OWNER OF THAT CERTAIN 158.2 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE, 10-LEAGUE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2019085045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 45.833 ACRES OF LAND PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

WEST BELLA FORTUNA PHASE 1 (A SMALL LOT SUBDIVISION)

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREET AND EASEMENTS SHOWN HEREON. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2021.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES
BY: CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES, GENERAL PARTNER,

BY: _____

ADAM B. BOENIG, VICE PRESIDENT
6720 VAUGHT RANCH RD. STE. 200
AUSTIN, TX 78730

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ADAM B. BOENIG, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021 AT _____ O'CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 2021 AT _____ O'CLOCK ____M. IN DOCUMENT NO. _____ OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOIR
COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TEXAS, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOIR
COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

AUSTIN ENERGY STANDARD NOTES:

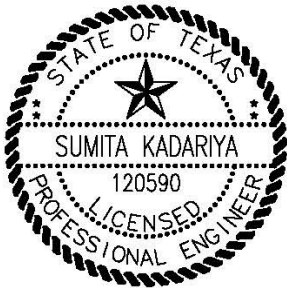
1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION, ONSITE SEPTIC FIELDS OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
6. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES IF THE SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT, AN SEPARATE ACCESS EASEMENT MAY BE REQUIRED, IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR FACILITIES.
7. ANYTHING INSTALLED IN THE EASEMENT ROW (PAVEMENT, BRIDGES, SUBSURFACE INFRASTRUCTURE, WALLS, ETC.) MUST BE DESIGNED TO SUPPORT A 46,000 LB TANDEM AXLE (5 FOOT SPACING). AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE DONE TO FACILITIES PLACED IN THE EASEMENT OR TO FACILITIES PLACED OUTSIDE THE EASEMENT (SUCH AS WALLS) THAT ARE DAMAGED A RESULT OF AE EQUIPMENT TRAVERSING THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.

ENGINEER'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, SUMITA KADARIYA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. A PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) #48453C0595K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020 AND #48453C0685J, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020. THE 100-YEAR FULLY DEVELOPED FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS DEDICATED BY THIS PLAT.

Sumita 7/21/21
DATE
SUMITA KADARIYA, P.E.
P.E. NUMBER 120590
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

J. Dillon Fugate 07/16/2021
DATE
J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM



LAND USE COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE _____ DAY OF _____, 2021 A.D.


ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE _____ DAY OF _____, 2021 A.D.

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2021 A.D.

GENERAL NOTES:

1. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
2. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS, DETENTION AND WATER QUALITY WILL BE PROVIDED BY ON-SITE WATER QUALITY AND DETENTION POND.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT #_____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. ALL RESIDENTIAL LOTS IN WEST BELLA FORTUNA PHASE 1 SHALL BE SUBJECT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS AS RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
7. 4' PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: LOMASSO DR., MURANO DR., MURANO CV., DOMENICO CV., COUNTY DOWN DR. AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (TITLE 30, 30-3-191)
8. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
9. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
11. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
13. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
16. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
17. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER UTILITY.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
19. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
20. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER OR H.O.A. IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
21. PARKLAND DEDICATION FOR 105 RESIDENTIAL UNITS HAS BEEN PROVIDED BY THE DESIGNATION OF LOT 98 AND 13 AS A PARK. THE LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION/PROPERTY OWNER'S ASSOCIATION. UPON ANNEXATION FOR ALL PURPOSES, THESE LOTS SHALL BE DEDICATED TO THE CITY OF AUSTIN AND THEREAFTER MAINTAINED BY THE CITY.
22. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENT FEATURES (C.E.F.) BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
23. ALL SMALL LOTS ARE REQUIRED TO HAVE TWO OFF STREET PARKING PLACES AND COMPLY WITH CITY OF AUSTIN TITLE 30-2-232.
24. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
25. LOTS 12-14, BLOCK E, LOTS 96-99, BLOCK K WILL BE MAINTAINED BY H.O.A. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

 DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetandassociates.com TBPLS Firm No.: 10105800 TBPE Firm No.:F-3937	Date: 07/16/2021
	Scale: N/A
	Drawn by: JWF/JRT
	Reviewer: DF
	Project: 1814-001
	Sheet: 5 OF 5
	Field Book: N/A
	Party Chief: AM
Survey Date: 10/09/2017	

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2020-0013.1A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: West Bella Fortuna Phase 1 Final Plat
LOCATION: 11328 BRADSHAW RD

SUBMITTAL DATE: September 13, 2021
REPORT DUE DATE: October 4, 2021
FINAL REPORT DATE: October 6, 2021



STAFF REPORT: 2 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is December 15, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. Please coordinate directly with each reviewer listed below to clear comments.

REVIEWERS:
Planner 1: Cindy Edmond
AW Utility Development Services: Bradley Barron

911 Addressing: Jorge Perdomo
Environmental: Pamela Abee-Taulli
PARD / Planning & Design: Justin Stewart
Water Quality: Kyle Virr

Electric Review - Andrea Katz - 512-322-6957

Approved

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is Rejected;

AD2: Please update street labels and remove all punctuation points or marks

§ 30-2-155

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 This subdivision plan may be proposing single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide the following:

- a slope exhibit with clear, differentiating hatches or colors for the following slope categories:
 - 0-15% (white, or no hatch)
 - 15-25%
 - 25-35%
 - 35% and greater
- [LDC 30-5, Article 7; ECM 1.8.0, 1.11.0] Include street, lot, and pond layout.
- A note stating: *"Slopes in excess of 15 percent exist on [insert Block __, Lot __]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."*
- [LDC 30-5, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 30-5, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line-item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0

PR 1: Parkland dedication is required per Section 30-2-213 of the City Code. The City of Austin is the nearest park provider, and parkland dedication will be satisfied toward the City of Austin. Please show the park easement connecting along northern edge of project via a 20' shared easement (parkland and drainage). As discussed, the infrastructure will be bundled, with the drainage under the 12' concrete trail. Please orient grate inlets perpendicular to trail to avoid tire mishaps.

PR 2: Please add the discussed note to the plat and post fiscal for \$188K. The details of this fiscal posting and parkland dedication worksheet will be sent to you shortly. Please confirm how long you have to post fiscal.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. §30-2:

Lot numbers do not match approved preliminary plan. Correct plat to reflect approved preliminary plan or revise preliminary plan to match what is proposed.

AW3. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9:

Lot 97 from the preliminary plan is the correct lot for the lift station. Per AW2 above, this must be corrected or amended. Additionally, copy note 28 from the preliminary plan to this plat. Remove the lift station lot from proposed note 25. No development can occur on the lift station lot except as previously noted on the preliminary plan.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ4: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

Thank you for the opportunity to review this proposed plat. As submitted in update 0, the proposed plat complies with wetland protection provisions as approved in the preliminary. I do not have further comments for your consideration.

Travis Co. Transportation Review - Manny Duarte - 512-854-7581

All Travis County Transportation comments are cleared.

Travis Co. Drainage Construction Review - Manny Duarte - 512-854-7581

All Travis County Drainage Comments are cleared.

Site Plan Plumbing - Juan Beltran - 512-972-2095

APPROVED

The proposed final plat (C8J-2020-0013.1A) is approved from a plumbing code perspective.

End of Report

West Bella Fortuna Ph 1

Location Map

VICINITY MAP

NOT TO SCALE

